



Town of Lancaster

BUILDING DEPARTMENT
21 CENTRAL AVENUE
LANCASTER, NEW YORK 14086
716-684-4171
FAX 685-5317

Planning Board Members

Neil Connelly, Chairman
Rebecca Anderson
John Copas
Anthony Gorski
Joseph Keefe
Stanley Jay Keysa III
Lawrence Korzeniewski

Town Board Members:

Ronald Ruffino, Sr., Supervisor
Mark Burkhard
Adam Dickman
Robert Leary
David Mazur

Engineering Consultant:

Ed Schiller, Wm. Schutt & Associates

Town Attorney:

Thomas Fowler Jr.

Town Highway Superintendent:

John Pilato

Building & Zoning Inspector:

Matt Fischione

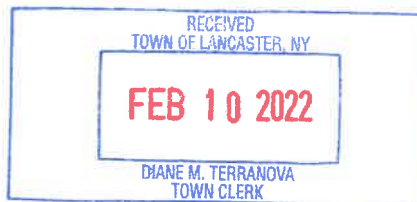
Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held January 19, 2022. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Neil R. Connelly
Planning Board Chairman

NRC:bc
Encl.



A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at Town Hall 21 Central Avenue, Lancaster, NY on February 2, 2022 at 7:00 p.m. and there were present:

PRESENT: Neil Connelly, Chairman
Rebecca Anderson, Member
John Copas, Member
Anthony Gorski, Member
Joseph Keefe, Member
Lawrence Korzeniewski, Member

EXCUSED: Stanley Jay Keysa III, Member

ABSENT: None

ALSO PRESENT: None

Town Board Members: Councilman Dave Mazur

Other Elected Officials: None

Town Staff: Emily Orland, Deputy Town Attorney
Ed Schiller, Wm. Schutt & Assoc.
Matt Fischione, Code Enforcement Officer
Beth Cook, Recording Secretary

Meeting called to order by Chair Connelly at 7:00 pm.

Pledge of Allegiance led by Chair Connelly.

Roll call of Planning Board Members

Chairman Connelly – Present

Rebecca Anderson – Present

John Copas – Present

Anthony Gorski – Present

Stanley Jay Keysa III – Excused

Lawrence Korzeniewski – Present

Joseph Keefe – Present

Minutes – A motion was made by Rebecca Anderson to approve the minutes from the February 2, 2022 Planning Board Meeting with one change. The wording from the Shop and Storage project was changed to reflect gas wells. Motion seconded by Anthony Gorski and unanimously carried.

TOWN OF LANCASTER PLANNING BOARD
COMMUNICATIONS LIST – FEBRUARY 2, 2022

- 2.01.01 SEQR responses dated 1/27/22 from the NYS DOT regarding Valvoline Oil Change.
- 2.02.02 Copy of resolution adopted by the Town Board on 1/18/11 appointing Beth Cook to Planning Board Secretary.
- 2.02.03 Copy of resolution adopted by the Town Board on 1/18/22 approving the site plan for 6432 Genesee St. (Buffalo tournament Club) with one condition.
- 2.02.04 Letter dated 1/19/22 from Ed Schiller, Town Engineer, with comments regarding Valvoline Oil, 4839 Transit Rd.
- 2.02.05 Letter dated 1/19/22 from Ed Schiller, Town Engineer, with comments regarding Cross Creek Phase 9.
- 2.02.06 Letter dated 1/20/22 from Jeff Palumbo, representing 4781 Transit Rd., asking the Town Board to place this item on their agenda for a vote on the rezone.
- 2.02.07 Letter via email dated 1/21/22 from the Town of Lancaster Planning Board to Nicholas Cultrara, Town Planner, Cheektowaga. This letter includes comments regarding the proposed mixed-use project at 6386 Transit Rd. across from the Hillview School.
- 2.02.08 SEQR response dated 1/31/22 from the NYS DEC regarding Cross Creek Phase 9.
- 2.02.09 Letter dated 1/25/22 from Alan J. Kauf, representing the owner of strip plaza adjacent to 4781 Transit Rd. voicing “significant objections” in the proposed redevelopment Of that property.
- 2.02.10 Amendment to the code regarding the Municipal Home Rule Law was distributed

ITEMS DISCUSSED

Chairman Connelly sent a response letter to Nicholas Cultrara, Town of Cheektowaga Planner and the Developer with comments regarding the proposed mixed-use project at 6386 Transit Rd. across from the Hillview Elementary School.

Chairman Connelly does not want to see a change to the Town code at this time regarding Concept Plans. Currently there are no provisions in the code. A determination could be made down the road.

Theo's Place approval has lapsed. Matt Fischione, CEO stated the applicants made a request in November 2021 for an application for an extension of the approval. There are 5 parcels which need to be combined. Storm water has been done on 1 parcel. The Town Board can recommend an extension.

Member Anderson is has been working on the Environmental Resource Protection Overlay District's (ERPOD) mapping. These include Woodland Protection, Wetlands, Steep Slope and Forested Areas. This map has now been given to Ed Schiller, Town Engineer to make copies and send to the members. This map could then be adopted.

Residents of Michael Anthony have requested a traffic signal which would require a traffic study. The DOT does not feel there is enough volume to warrant a signal. Letters were sent to all the property owners. Interconnectivity of a few parcels would be helpful but this could not be forced on the property owners unless they submitted a site plan for a change to their property. The DOT stated if all the traffic was directed to Michael Anthony this would change things and a signal could be looked at. You would need to cross easements. A concept would be to shut off the drive entrances on Transit Rd. There was also talk of adjusting entrances for Kohl's as well but with Valvoline going in this would affect a Right in Right out idea. These entrances would have to align with the zoning requirements. Ed Schiller has been speaking with Mike Roche from DOT on this matter.

4781 Transit Road Rezone still needs Site Plan approval. The Town Board would like the Planning Board to rule on the Site Plan and Rezone before it goes to the Town Board. Member Gorski stated he thought the driveway was going to be closed. This should be a benefit to the town and if it's not why approve the rezone. The height of the building blocks the visibility of the plaza and there are issues with the plan even though the design standards meet the code. A suggestion was to have the engineer do a mock drawing to show the view of the building. The rezone could be denied. In the past a rezone has been approved but not the Site Plan. The Town Board doesn't want their hands tied with a rezone unless the Site Plan is approved as well.

A Dollar Store will be constructed next to Door Side Deli west of Bowen Rd. The documents and plans are a boiler plate of finished product. They will need area variances.

Peppermint Road easement needs to be looked at the Town Attorney.

Windsor Ridge has a new plan. Can they present a new plan since the old one received a Positive Declaration. Is it legal since the change is not for a new project?

The Planning Board met with the Clarence Planning Department about purchasing of development rights. Chairman Connelly has not heard anything back.

There is a forestry grant available. This would be a good way to purchase the Balducci land adjacent to Westwood Park. Chairman Connelly has reached out to the grant writer. This would be a great program to slow the growth of development until infrastructure catches up. Councilman Mazur stated either a forestry or recreation grant would help.

There has been no feedback from Stutzman Road, Seibert Road, or Brunck Road

Belmont Housing/Alliance Homes is still active, they are looking at traffic. They would need a PUD application filed.

Chairman Connelly spoke with Supervisor Ruffino regarding a Town Planner. It's time to think of developing a Planning Department. This could start out as a part time position and work towards becoming a full time position. A Planning Consultant could be used and the code states it is used at the Developer's expense.

NYTowns.Org still has virtual training if anyone still requires hours.

Division Street, Bradley, and Redlein require proper termination. Matt Fischione, CEO stated it's already outlined in the Subdivision Regulations. Highway needs signage, or blockades to meet our standards. T-turn arounds, dead ends no parking posted. Matt Fischione, CEO would like the code cleaned up. It's very vague. It could use some fine tuning.

The car wash project at Walden and Central needs 7 variances. This was tabled by the Zoning Board.

Matt Fischione, CEO has a spread sheet of current projects and where they are at in their progress.

William Street construction by the DOT will not begin until 2023. T-turns and the town taking ownership of the sidewalks was discussed.

There were 2 letter map changes for Flood Plain: Juniper Townhouses and Compensatory Storage clause.

Zoning code needs some minor changes. Some wording from old code needs some tweeking. Off Street Parking, Shopping Center District needs to be removed. A public hearing would be needed to make Zoning changes. The Planning Board would have a look before anything would be finalized.

Member Copas has expressed interest in serving on the implementation committee.

There will be a Public Hearing for 338 Harris Hill Rezone on March 7th, 2022.

At 8:00 p.m. a motion was made by Chairman Connelly to close the meeting in memory of John Pasquariello and seconded by Larry Korzeniewski to adjourn the meeting. Motion carried.